
CIVIC-RECREATIONAL-INDUSTRIAL AUTHORITY
REGULAR MEETING MINUTES
CITY OF INDUSTRY, CALIFORNIA
FEBRUARY 12, 2025
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The Regular Meeting of the Civic-Recreational-Industrial Authority of the City of Industry, California, was called to order by Chairman Eric Benavidez at 9:01 a.m., in the City of Industry Council Chamber, 15651 Mayor Dave Way, California.

FLAG SALUTE

The flag salute was led by Chairman Benavidez.

AB 2449 VOTE ON EMERGENCY CIRCUMSTANCES (IF NECESSARY)

There was no need for AB 2449 vote since there were no Board Members taking part remotely. The webcast was then terminated.

Executive Director Josh Nelson stated that Board Member Bob Lindsey was out on medical leave and will be replaced by Alex Bauman until further notice.

ROLL CALL

PRESENT: Eric Benavidez, Chairman
Ronald Whittemore, Vice Chairman
Alex Bauman, Board Member
Sean Lee, Board Member
Ronald McPeak, Board Member

STAFF PRESENT: Josh Nelson, Executive Director; James M. Casso, General Counsel; and Julie Gutierrez-Robles, Secretary.

PRESENTATIONS

There were none.

CONSENT CALENDAR

6.1 CONSIDERATION OF THE REGISTER OF DEMANDS SUBMITTED BY THE FINANCE DEPARTMENT FOR FEBRUARY 12, 2025

RECOMMENDED ACTION: Approve the Register of Demands and authorize the appropriate personnel to pay the bills.

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6.2 CONSIDERATION OF THE REGISTER OF DEMANDS SUBMITTED BY CNC EQUESTRIAN MANAGEMENT SERVICES FOR THE INDUSTRY HILLS EXPO CENTER FOR DECEMBER 2024

RECOMMENDED ACTION: *Approve the Register of Demands.*

Chairman Benavidez asked if there were any comments or questions from the Authority regarding the Consent Calendar. There were none.

There were no comments from the public.

MOTION BY BOARD MEMBER MCPEAK, AND SECOND BY BOARD MEMBER LEE TO APPROVE THE CONSENT CALENDAR. MOTION CARRIED 5-0, BY THE FOLLOWING VOTE:

AYES:	BOARD MEMBERS:	BAUMAN, LEE, MCPEAK, VC/WHITTEMORE, C/BENAVIDEZ
NOES:	BOARD MEMBERS:	NONE
ABSENT:	BOARD MEMBERS:	NONE
ABSTAIN:	BOARD MEMBERS:	NONE

ACTION ITEMS

7.1. CONSIDERATION OF A MAINTENANCE SERVICES AGREEMENT WITH BLAKE AIR CONDITIONING & SERVICE CO., INC. FOR ROUTINE HVAC MAINTENANCE AT VARIOUS LOCATIONS AT THE EXPO CENTER, IN AN AMOUNT NOT-TO-EXCEED \$60,000.00, THROUGH FEBRUARY 12, 2028

RECOMMENDED ACTION: *Approve the Maintenance Services Agreement.*

Field Operation Project Manager, Justin Aguilar, with CNC Engineering provided a staff report and was available to answer any questions.

Chairman Benavidez asked if there were any comments or questions from the Authority regarding Item No. 7.1. There were none.

There were no comments from the public.

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MOTION BY VICE CHAIRMAN WHITTEMORE, AND SECOND BY BOARD MEMBER MCPEAK TO APPROVE THE MAINTENANCE SERVICES AGREEMENT. MOTION CARRIED 5-0, BY THE FOLLOWING VOTE:

AYES:	BOARD MEMBERS:	BAUMAN, LEE, MCPEAK, VC/WHITTEMORE, C/BENAVIDEZ
NOES:	BOARD MEMBERS:	NONE
ABSENT:	BOARD MEMBERS:	NONE
ABSTAIN:	BOARD MEMBERS:	NONE

7.2 PRESENTATION AND DISCUSSION REGARDING THE CIVIC-RECREATIONAL-INDUSTRIAL AUTHORITY'S FINANCIAL REPORT FOR DECEMBER 31, 2024

RECOMMENDED ACTION: *Receive and file the report.*

Dean Yamagata from Frazier, LLP provided a staff report regarding the Financial Report for December 31, 2024. He was available to answer any questions.

Chairman Benavidez asked if there were any comments or questions from the Authority regarding Item No. 7.2. There were none.

There were no comments from the public.

MOTION BY VICE CHAIRMAN WHITTEMORE, AND SECOND BY CHAIRMAN BENEVIDEZ TO RECEIVE AND FILE THE REPORT. MOTION CARRIED 5-0, BY THE FOLLOWING VOTE:

AYES:	BOARD MEMBERS:	BAUMAN, LEE, MCPEAK, VC/WHITTEMORE, C/BENAVIDEZ
NOES:	BOARD MEMBERS:	NONE
ABSENT:	BOARD MEMBERS:	NONE
ABSTAIN:	BOARD MEMBERS:	NONE

7.3 UPDATE ON THE EXPO CENTER

RECOMMENDED ACTION: *Receive and file.*

Expo Facility Ops Manager, Cory Moss, extended her apologies through Clem Calvillo

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for not attending today's meeting. Clem Calvillo from CNC Engineering provided a staff report in her absence and was available to answer any questions.

Chairman Benavidez asked if there were any comments or questions from the Authority regarding Item No. 7.3. There were none.

There were no comments from the public.

MOTION BY BOARD MEMBER LEE, AND SECOND BY CHAIRMAN BENEVIDEZ TO RECEIVE AND FILE. MOTION CARRIED 5-0, BY THE FOLLOWING VOTE:

AYES:	BOARD MEMBERS:	LEE, MCPEAK, VC/WHITTEMORE, C/BENAVIDEZ
NOES:	BOARD MEMBERS:	NONE
ABSENT:	BOARD MEMBERS:	NONE
ABSTAIN:	BOARD MEMBERS:	NONE

PUBLIC HEARING - NONE

CLOSED SESSION - NONE

EXECUTIVE DIRECTOR COMMUNICATIONS

There were none.

AB 1234 REPORTS

There were none.

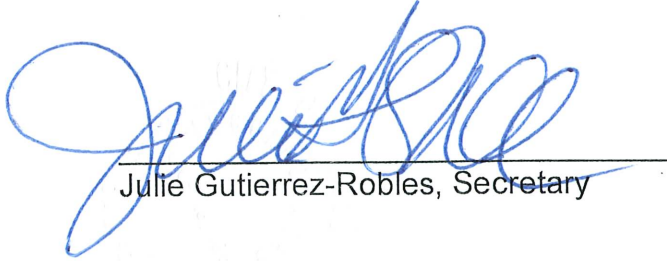
BOARD MEMBER COMMUNICATIONS

Chairman Benavidez welcomed Alex Bauman and sent his best to Bob Lindsey

ADJOURNMENT

There being no further business, the Civic-Recreational-Industrial Authority adjourned at 9:12 a.m.

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Julie Gutierrez-Robles, Secretary



Eric Benavidez, Chairman